

## Room Sizes

### Entrance Vestibule

4'04 x 2'04

### Living Room

13 x 11'04

### Dining Kitchen

14'07 x 10'08

### Bedroom One

11'05 x 8'07

### Bedroom Two

7'05 x 8'06

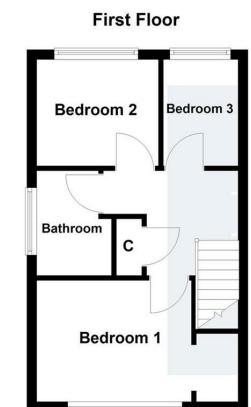
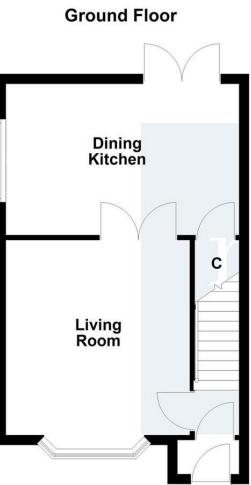
### Bedroom Three

5'10 x 7'05

### Bathroom

7'03 x 5'06

### Detached Garage



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Woodhouse Road, Narborough, Leicester LE19 3ZA

**£305,000**

# The Story Begins

- Fabulous Semi-Detached Home
- Entrance Vestibule
- Living Room
- Dining Kitchen With Breakfast Bar
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Detached Garage
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

## Location Is Everything

Narborough is a highly sought-after village in Leicestershire, celebrated for its picturesque setting and strong sense of community. With its mix of historic buildings and modern amenities, the village offers a perfect balance of rural tranquillity and convenience. Residents enjoy easy access to essential services, local shops, and welcoming pubs, all contributing to Narborough's friendly atmosphere. The area is well-connected, with excellent transport links, including a nearby railway station that provides regular services to Leicester and Birmingham. Additionally, the village is surrounded by scenic countryside, offering numerous opportunities for outdoor leisure activities. Families are drawn to Narborough for its well-regarded schools and the overall quality of life it offers, making it a desirable location to settle and thrive.



## Inside Story

Welcome to this attractive semi-detached home, ideally located on the popular Pastures development. Situated on a generous plot, the property offers excellent potential for extension, subject to planning, providing an exciting opportunity for those looking to personalise and enhance their new home.

The property is entered via a welcoming entrance vestibule, leading into a cosy and well-presented living room, which is bright and inviting. French doors from the living room open into the spacious dining kitchen, perfectly designed for modern family life. The kitchen is well equipped with an electric hob and extractor fan, integrated oven, and integrated fridge and freezer. There is plumbing for a washing machine, a handy breakfast bar with storage beneath, and the added bonus of a wine fridge. Additional practical storage can be found beneath the stairs.

Upstairs, the accommodation comprises a generous master double bedroom with a dedicated storage area for clothes, along with two further single bedrooms. The family bathroom is fitted with a bath and overhead shower, wash hand basin, and WC, offering a practical yet comfortable space for family life.

Externally, French doors from the kitchen lead out to a well-maintained rear garden, combining patio and lawn areas — perfect for relaxing, entertaining, or enjoying outdoor family time. To the side of the property is a detached garage, and off-road parking is available to the front for up to three vehicles, adding to the convenience and practicality of the home.

This lovely property would make an ideal purchase for first-time buyers, families, or those looking to downsize, with the added advantage of occupying a generous plot and the potential to extend, subject to planning. Offering a fantastic combination of location, space, and versatility, this home is ready to be enjoyed and adapted to suit your lifestyle.

